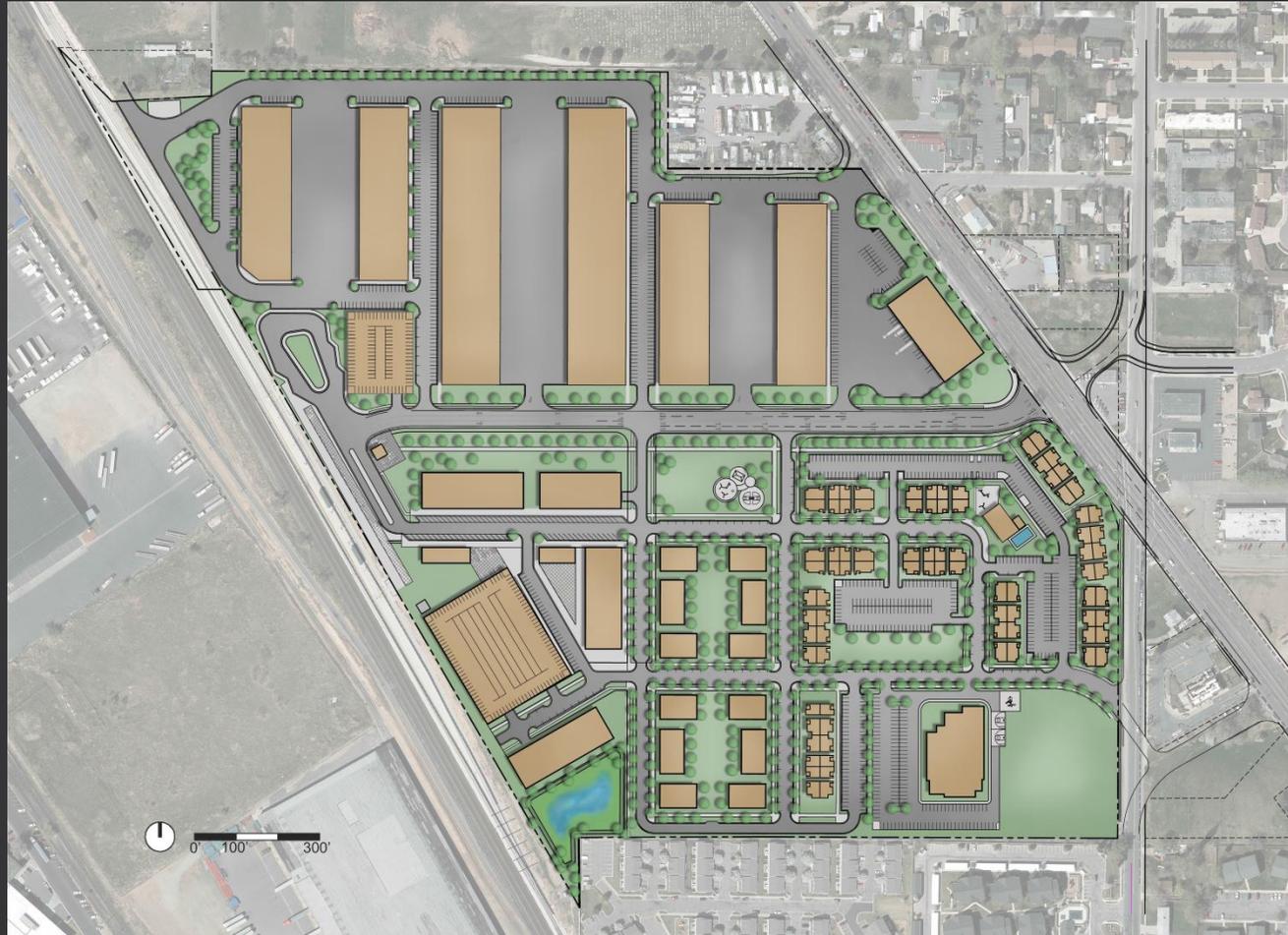


Clearfield Station



Financing

- Loan from Clearfield CDRA
- Loan from Davis County BDF
- Appraisals and bank financing

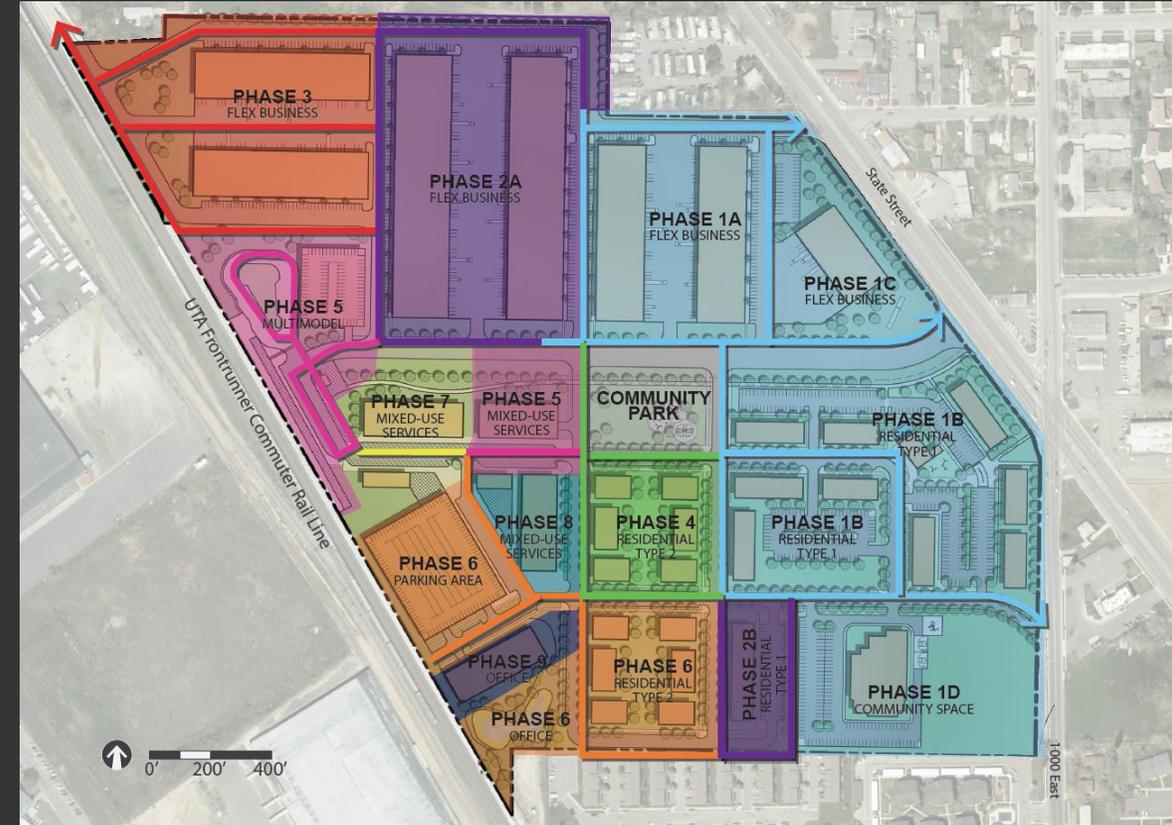
Construction Timing

- Ground Breaking
- Construction UTA's new facility
- Demolition of existing buildings
- Mass Grading and Site Work
- Flex Business Park
- Multi-Family Housing

Project Phasing



Approved Phasing
168 Multi-Family



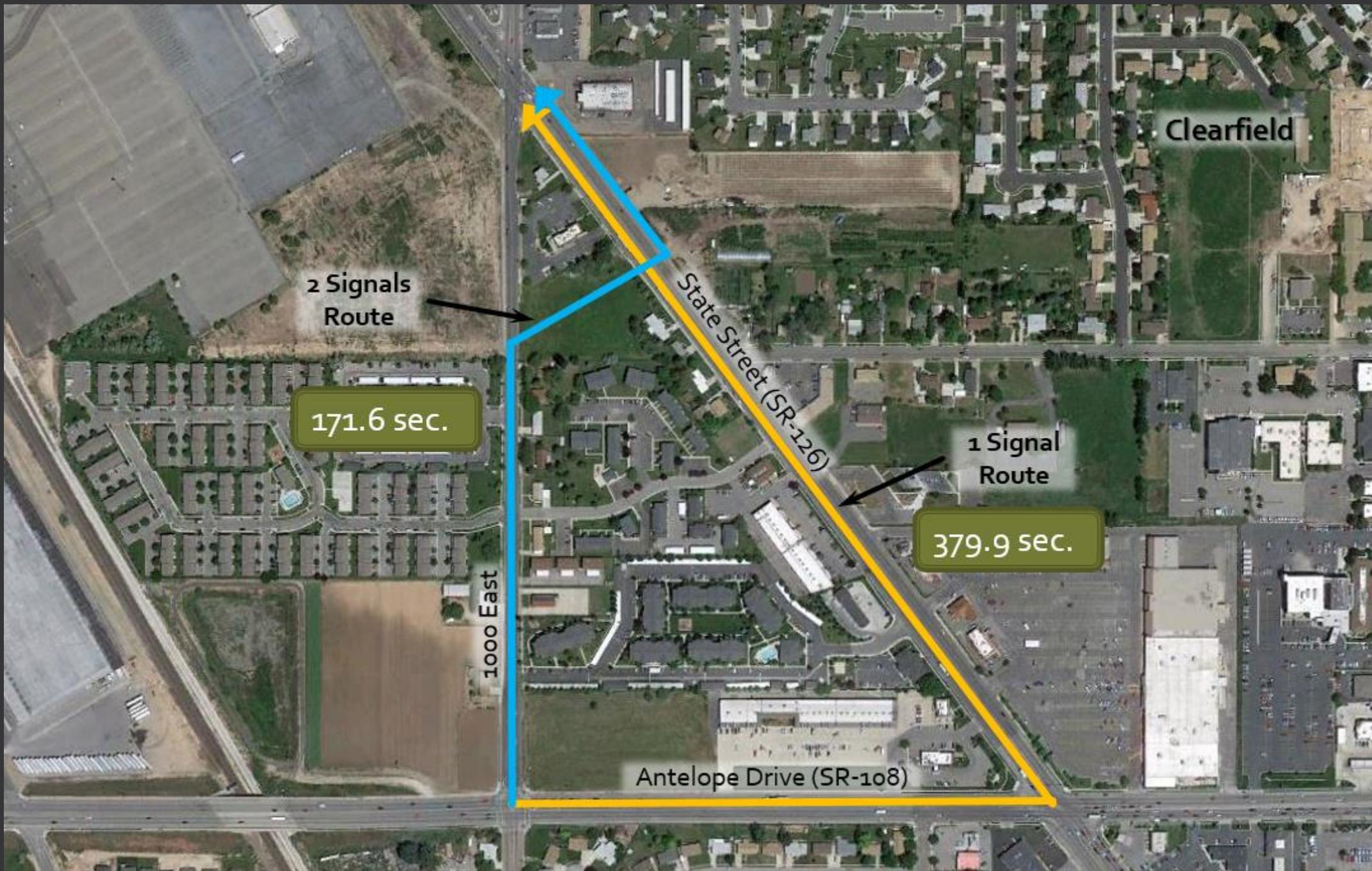
Requested Revised Phasing
216 Multi-Family
(48 additional units)

- Two flex buildings (Phase 1A), vertical construction to begin prior to vertical construction on Multi- Family (Phase 1B)
- Instead of 168 units allowed in Phase 1B, allow 216
- Instead of 96 units in phase 2B, allow 48 units (1- 48 plex building).
Construction of Phase 2B not allowed until both flex buildings in Phase 2A have started vertical construction.

** This will require a new phasing map for the Master Development Plan (MDP)

1000 East Configuration

- UDOT approval status
- Property acquisition status
 - Wood Property
 - Chelems Property
- Alternatives
 - Pros
 - Cons



Clearfield

2 Signals
Route

171.6 sec.

State Street (SR-126)

1 Signal
Route

379.9 sec.

1000 East

Antelope Drive (SR-108)